039.0	0005	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	608,700 / 608,700
					USE VALUE:	608,700 / 608,700
					ASSESSED:	608,700 / 608,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		WELLESLEY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ALI AYAZ
Owner 2:	
Owner 3:	
Street 1:	7 WELLESLEY RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DEUTSCHE BANK NAT TRUST -
Owner 2:	-
Street 1:	505 CITY PARKWAY WEST
Twn/City:	ORANGE
St/Prov:	CA Cntry:
Postal:	92868

NARRATIVE DESCRIPTION

This parcel contains .142 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1957, having primarily Vinyl Exterior and 1536 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6191.000	220,500	500	387,700	608,700
Total Card	0.142	220,500	500	387,700	608,700
Total Parcel	0.142	220,500	500	387,700	608,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 396.29 | /Parcel: 396.29

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 25993

GIS Ref

GIS Ref

Insp Date 10/31/18

!3220!

PREVIOUS ASSESSMENT

Parcel ID 039.0-0005-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	220,500	500	6,191.	387,700	608,700		Year end	12/23/2021
2021	101	FV	213,100	500	6,191.	387,700	601,300		Year End Roll	12/10/2020
2020	101	FV	213,100	500	6,191.	387,700	601,300	601,300	Year End Roll	12/18/2019
2019	101	FV	197,500	800	6,191.	351,300	549,600	549,600	Year End Roll	1/3/2019
2018	101	FV	197,500	800	6,191.	333,200	531,500	531,500	Year End Roll	12/20/2017
2017	101	FV	197,500	800	6,191.	290,800	489,100	489,100	Year End Roll	1/3/2017
2016	101	FV	197,500	800	6,191.	248,300	446,600	446,600	Year End	1/4/2016
2015	101	FV	185,000	900	6,191.	230,200	416,100	416,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	22:46:29

LAST REV

Date	Time
10/21/21	09:13:11
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3220

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DEUTSCHE BANK N	49628-402		6/18/2007	Bank Sale	360,000	No	No		Mumtaz Ali dod 3/4/2020
CORREA AUGUSTO	48567-61		11/28/2006	Forclosure	356,174	No	No		
DOVIDIO COSMO A	43358-131		7/23/2004		421,000	No	No		
	9033-160		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	25993
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/31/2018	MEAS&NOTICE	HS	Hanne S
4/28/2009	Measured	163	PATRIOT
12/3/2008	MLS	MM	Mary M
8/5/2007	MLS	HC	Helen Chinal
11/20/2005	MLS	MM	Mary M
9/23/2005	MLS	BR	B Rossignol
2/20/2000	Mailer Sent		
2/17/2000	Measured	197	PATRIOT
11/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6191		Sq. Ft.	Site		0	64.	0.98	3									387,666						387,700	

Total AC/HA:	0.14213	Total SF/SM:	6191	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	387,666	Spl Credit		Total:	387,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1957	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	148.485
Other Features:	75500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	299525
Depreciation:	79075
Depreciated Total:	220451

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB	1				

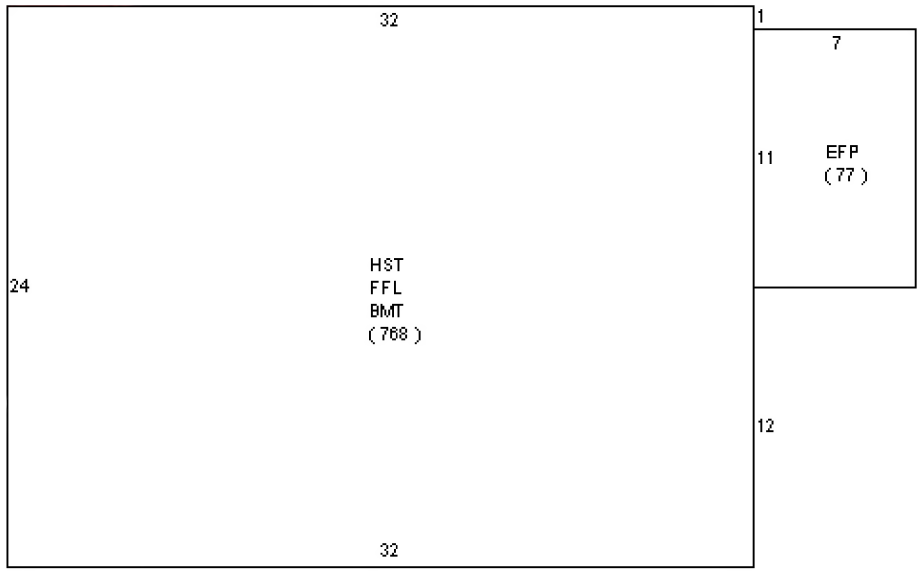
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	148.49
Special Features:	0	Val/Su Net:	110.42
Final Total:	220500	Val/Su SzAd	191.41

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	62.700	48,152
FFL	First Floor	768	148.490	114,037
HST	Half Story	384	148.490	57,018
EFP	Enclos Porch	77	62.580	4,818

Net Sketched Area:	1,997		Total:	224,025	
Size Ad	1152	Gross Area	2381	FinArea	1536

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

039.0-0005-0002.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	1980	0.00	T	31.2	101						
19	Patio	D	Y	1	12X12	F	FR	2006	4.37	T	13	101			500			500

More:	N	Total Yard Items:	500	Total Special Featues:	
				Total:	500